

ORDINANCE NO. 2011-6

**TOWNSHIP OF EASTAMPTON
BURLINGTON COUNTY**

**AN ORDINANCE OF THE TOWNSHIP OF EASTAMPTON TO AMEND THE
TOWNSHIP CODE AT SECTION 103 –“ZONING” IN PARTICULAR, THE
PROVISIONS OF SECTION 103-90 ADDRESSING THE TOWN CENTER DISTRICT**

BE IT ORDAINED, by the Township Council of the Township of Eastampton, in the County of Burlington and the State of New Jersey, as follows:

SECTION I. INTRODUCTION

In response to the recent re-examination of the Township Master Plan and in furtherance of the recommendations made within the Re-Examination Report of November 2006, adopted as revised by the Land Use Planning Board on March 31, 2007, the Township Council now seeks to amend the Zoning Ordinance to make certain revisions to their zoning requirements for the Town Center District.

SECTION II.

The Township Council hereby amends Chapter 103 as follows:

Delete current section 103-90.2, 90.3 and 90.4 in their entirety and replace with the following:

§ 103-90.2. Transect (T3): General Village.

- A. Description and plan. The areas along Woodlane Road, approaching from the east, at the intersection of Smithville Road marks the gateway into the developed core of the Township. Redevelopment of this area provides an opportunity to establish a foundation for a transect pattern of development.
- B. Tax Map identification:
 - (1) Block 600, Lot 5.02, 5.03, 6, 6.01.
 - (2) Block 600.01, All Lots
 - (3) Block 600.02, All Lots
 - (4) Block 600.03, All Lots
 - (5) Block 600.04, All Lots
 - (6) Block 1100.14, Lot 16.
 - (7) Block 1100.15, Lot 18.
 - (8) Block 1200, Lot 9.
- C. Permitted principal uses in the TCM2 district for Block 600 Lot 5.02, 5.03, 6, 6.01, Block 600.01 Lot 1:

- (1) Permitted commercial uses.
 - (a) Commercial buildings for multiple occupants ranging from 7,000 to 40,000 square feet of leasable space. Retail uses shall be restricted to the ground floor. Buildings requirements are same as those provided under § 103-90.5.
 - (b) See other permitted uses as stated in Ordinance section 103-90.5A

- D. Permitted conditional uses in the TCM2 district for Block 600, Lots 5.02, 5.03, 6, 6.01 and Blocks 600.01, 600.02, 600.03 and 600.04:
 - (1) Traditional neighborhood development on a minimum tract of 10 acres provided that there be no more than one dwelling unit per 115 square feet of commercial space, in accordance with the following percentages of total units:

Single-family village homes:	0% to 5%
Narrow lot cottages:	5% to 10%
Attached townhomes:	10% to 30%
Multifamily condominiums:	30% to 70%
Age-restricted (55 and over)	
Apartments above commercial:	
Live/work flex units per Section 90.5A (9)(c)	0% to 5%
 - (2) The permitted number of housing units shall be calculated based on a density of 5.5 units per gross acre of the tract to be developed.

- E. Area and yard requirements in the TCM2 district: As set forth in § 103-90.5.

- F. Refer to Ordinance section 103-90.6 for the regulations governing the TCVO district, T-3, Block 1100.14 Lot 16 and Block 1100.15 Lot 18.

§ 103-90.3. Transect (T2): Village Center.

- A. Description and plan. This plan is intended to direct the development of a thirty six (36) acre parcel of Township owned land located in the heart of the Redevelopment Area and the Town Center District. In accordance with the Traditional Neighborhood Development principles used in the 2004 Town Center Design Plan (TCDP), this area will be developed with a mix of commercial, civic and residential uses. The centerpiece of this plan and a key element of the vision for the future of Eastampton Township’s central area will be a “Township Green” surrounded by pedestrian scale structures. It is a critical element of creating a ‘sense of place’ and fostering the community’s ‘smart growth goals’. The Township Council, based on a recommendation of the Land Use Planning Board, will determine if a proposal meets the following directives for this parcel in advance of any authorization to transfer ownership. The appropriate Redevelopment Agreement documents will be prepared to guarantee implementation according to the plan.

- B. Tax Map Identification: Block 600 Lot 2.07 (formerly Lot 2.02 and portions of Lot 2).

C. Permitted Principal Uses. The selection and number of uses shall replicate, to the extent possible, the list of uses entitled Town Center Program, in the TCDP:

(1) Community/Township Green. All proposals for the development of this area must include a community or Township green meeting the following guidelines/standards:

- (a) The green will have an area of approximately 1 ½ to 2 acres and all portions of this open space must be interconnected by pedestrian and/or bicycle paths.
- (b) At least two (2) accent features, e.g. clock tower, pavilion, etc. must be provided with at least one of these features located along Woodlane Road.
- (c) It must have continuous frontage on Woodlane Road for a distance of at least two hundred feet (200').

(2) Permitted/Required commercial uses. Overview Plan. Any proposed plan must include 40,000 to 65,000 square feet of first floor commercial uses primarily oriented to retail/services uses which depend on walk-in pedestrian activity. No more than ten per cent (10%) of first floor space may be used for office use. Thirty thousand (30,000) square feet to 50,000 square feet of second floor commercial space, primarily office shall be provided. Commercial uses shall be the predominant uses for first floor space in buildings facing upon the green.

(3) Conditional Uses.

(a) Residential Uses: The site and building design for all residential uses will be in accordance with traditional neighborhood development principles as included in the TCDP and as utilized in the approved plans for Transect 2. Residential units may not be located on the first floor of any commercially used building. The mix of unit types shall be in accordance with the following percentages of total units:

Single-family village homes:	5% to 15%
Narrow lot cottages:	10% to 20%
Attached townhomes:	15% to 25%
Age-restricted (55 and over)	15% to 20%
Residential units above commercial:	15% to 20%
Live/work flex units	0% to 5%

[1] The permitted number of housing units shall be calculated based on a maximum density of 4.0 units per gross acre of the tract. The maximum number of units permitted is 145. The actual number of units shall be equal to one dwelling unit per 800 square feet of commercial space.

D. Area and yard requirements: As set forth in § 103-90.5.

E. Conditions: As set forth in § 103-90.5.

§ 103-90.4. Transect (T1): Village Core.

- A. Description and plan. This area contains most of the Township's most significant commercial properties. This plan is intended to direct the development of parcels known as Block 300, Lots 13, 14 and 15 and the adjacent properties. In accordance with the Traditional Neighborhood Development principles, this area will be developed with a mix of commercial, civic and residential uses. The appropriate Redevelopment Agreement documents will be prepared to guarantee implementation according to the plan.
- (1) Between the Town Center Apartment, Block 300, Lot 2.02 and Block 300, Lots 13, 14 and 15 there are approximately seven to 10 acres of vacant developable land.
 - (2) Block 300, Lot 13 contains a single-story 70,000 square foot building that served the greater Mount Holly area as a department store through most of the 1960's, 70's, and 80's before it started to decline in the 1990's and is now in need of rehabilitation.
 - (3) Directly across Woodlane Road from Block 300, Lot 13 are approximately 25 single-story private residences. These residents lack proper sidewalks and buffering from loud traffic along Woodlane Road.
 - (4) The intersection of Woodlane Road and Monmouth Road contains a new gas station at the northeastern corner, a new CVS pharmacy on the southeastern corner, which is adjacent to nine to 12 acres of vacant and largely developable land.
 - (5) The buildings in 503 block contain marginal office and residential uses are in various stages of physical decline and suffer from faulty site organization. The point of the 503 block at the Woodlane and Monmouth Road intersection is an important focal point in the core transect and has been identified as an appropriate location for a significant architectural element such a clock tower and or fountain.
 - (6) Continuing easterly along Woodlane in the 600 block, there are a collection of buildings and uses that suffer faulty site design and incompatible uses. There are two strip malls and a liquor store that share a common parking facility which is poorly defined and lacks a unifying landscaping, lighting and sign plan. Adjacent to these parcels is a storage and moving company with many acres of land that are underutilized or used for parking of tractor trailers, which is incompatible and conflicts with an adjacent apartment complex. The apartment complex is in need of significant upgrades.
- B. Tax Map Identification:
- (1) The following block and lots are located in the TCM1 district of Transect 1:
 - (a) Block 300, Lots 13 – 15, 17 – 25
 - (b) Block 300, Lots 27-31, 34-37
 - (c) Block 400, Lots 22, 23
 - (2) The following block and lots are located in the TCO district of Transect 1:
 - (a) Block 503, All Lots
 - (b) Block 600, Lots 1, 2.01, 2.05, 7, 7.01, 7.02, 8
 - (c) Block 900.01, Lots 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 13, 14.02

- C. Permitted Principal Uses in the TCM1 Zone of the T-1 Transect District:
- (1) Community Green. All proposals for the development of this area must include open space/green areas as a focal point of the development except Block 300, Lots 27-31, 34-37 and Block 400, Lots 22 and 23.
 - (2) Permitted/Required commercial uses. Overview Plan. Any proposed plan must include 50,000 to 75,000 square feet of first floor commercial and office uses. Thirty thousand (30,000) square feet to 60,000 square feet of second floor commercial space, primarily office shall be provided.
 - (3) Other uses as set forth in § 103-90.5.A. are permitted.

- D. Conditional Uses in the TCM1 Zone of the T-1 Transect District:
- (1) Residential Uses: The site and building design for all residential uses will be in accordance with traditional neighborhood development principles. Residential units may not be located on the first floor of any commercially used building. The mix of unit types shall be in accordance with the following percentages of total units:

Single-family village homes:	5% to 15%
Narrow lot cottages:	10% to 20%
Attached townhomes:	15% to 25%
Age-restricted (55 and over):	15% to 20%
Residential units above commercial:	15% to 20%
Live/work flex units:	0% to 5%

- (c) The permitted number of housing units shall be calculated based on a maximum density of 6.0 units per gross acre of the tract. The maximum number of units permitted is 100. The actual number of units shall be equal to one dwelling unit per 1250square feet of commercial space.

- E. Permitted Principal Uses in the TCO Zone of the T-1 Transect District:
- (1) Permitted commercial uses.
 - (a) Restaurants, cafes, coffeehouses and eateries except as specifically prohibited in Subsection E(3).
 - (b) Personal service establishments, having their primary function the rendering of a service to a client within a building. Such services may include, but are not limited to, barber and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight-loss centers, portrait studios, interior decorating services, video rental, and mail centers.
 - (c) Business service establishments, having as their primary function the rendering of service to a business client. Such services may include, but are not limited to, document reproduction, duplication, and administrative services.

- (d) Business offices including, but not limited to, insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.
 - (e) Instructional studios, fitness centers, and billiard parlors.
 - (f) Banks and other financial institutions, excluding check-cashing businesses but including automated teller machines (ATM).
 - (g) Professional offices including, but not limited to, offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, optometrists, opticians, and such other similar professions
- (2) Mixed-use buildings that may include residential apartments or flats above commercial or office uses. Residential apartments and offices may be permitted on the second story, with the exception that these two uses are not permitted on the same floor.
 - (3) Prohibited uses:
 - (a) Uses requiring storage or display of goods outside a fully enclosed building.
 - (b) Lumber yards.
 - (c) Any freestanding, single-occupant and single-use building in excess of 7,000 square feet of gross floor area.
 - (d) Sexually oriented businesses, including establishments that are commonly marketed as adult (male or female) entertainment clubs featuring exotic dancing, and adult book, video and or gift stores, and massage parlors.
 - (e) Tattoo, body-piercing or branding establishments.
 - (f) Manufacturing and other commercial uses deemed to be hazardous in the building code. *Editor's Note: See Ch. 40, Uniform Construction Codes.*
 - (g) Automobile sales, services, pumping stations, parts sales, car washes, and detailing shops.
 - (h) Restaurants with exterior drive-up window service.
 - (i) Kennels, veterinary hospitals and facilities for the boarding and grooming of animals.

F. Conditional Uses in the TCO Zone of the T-1 Transect District:

- (1) Reserved
- (2) Reserved

G. Area and bulk requirements: as set forth in Chapter 103, Section 90.5.

H. General design standards. As set forth in:

- (1) § 88-54, Town Center Design Standards.
- (2) § 88-55, Architectural Design Standards.
- (3) § 88-51, Design Standards.

The following section shall be added as new section 103-90.5

§ 103-90.5. Town Center Districts Standards

- A. Uses. The following uses are permitted in the TCM1, TCM2 and TCO overlay districts located in the T-1, T-2 and T-3 Village Transect District, as well as the TCR, TCVO and TCC overlay districts, subject to applicable standards set forth as follows:
- (1) Permitted commercial uses.
 - (a) Commercial buildings for multiple occupants with various areas of leasable space. Retail uses shall be restricted to the ground floor. Buildings requirements are same as those provided under § 103-90.2B.
 - (b) Restaurants, cafes, coffeehouses and eateries except as specifically prohibited in Subsection A(8).
 - (c) Personal service establishments, having their primary function the rendering of a service to a client within a building. Such services may include, but are not limited to, barber and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight-loss centers, portrait studios, interior decorating services, video rental, and mail centers.
 - (d) Business service establishments, having as their primary function the rendering of service to a business client. Such services may include, but are not limited to, document reproduction, duplication, and administrative services.
 - (e) Product service establishments, having as their primary function the servicing or repair of a product, including, but not limited to, the repair and servicing of shoes, audio and visual equipment, appliances, jewelry and watches. Such service establishments shall not include motor vehicle maintenance and/or body shops.
 - (f) Business offices including, but not limited to, insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.
 - (g) Instructional studios, fitness centers, and billiard parlors.
 - (h) Banks and other financial institutions, excluding check-cashing businesses but including automated teller machines (ATM).
 - (i) Professional offices including, but not limited to, offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, optometrists, opticians, and such other similar professions.
 - (j) Public and semipublic uses including parks and playgrounds, conservation areas, and structures and facilities constructed as part of this principal use.
 - (2) Public, private and parochial schools for academic instruction.
 - (3) Mixed-use buildings that may include residential apartments or flats above commercial or office uses. Residential apartments and offices may be permitted on the second story, with the exception that these two uses are not permitted on the same floor.
 - (4) Day-care centers (elderly and child).
 - (5) Churches, temples and other places of worship.
 - (6) Post office and library facilities.
 - (7) Cultural facilities such as museums, auditoriums and conservatories.
 - (8) Prohibited uses:
 - (a) Uses requiring storage or display of goods outside a fully enclosed building.
 - (b) Lumber yards.

- (c) Any freestanding, single-occupant and single-use building in excess of 7,000 square feet of gross floor area.
 - (d) Sexually oriented businesses, including establishments that are commonly marketed as adult (male or female) entertainment clubs featuring exotic dancing, and adult book, video and or gift stores, and massage parlors.
 - (e) Tattoo, body-piercing or branding establishments.
 - (f) Manufacturing and other commercial uses deemed to be hazardous in the building code. *Editor's Note: See Ch. 40, Uniform Construction Codes.*
 - (g) Automobile sales, services, pumping stations, parts sales, car washes, and detailing shops.
 - (h) Restaurants with exterior drive-up window service.
 - (i) Kennels, veterinary hospitals and facilities for the boarding and grooming of animals.
- (9) Conditional uses:
- (a) Traditional neighborhood development as specified in §§ 103-90.2, 103-90.3.C(3) and 103-90.4.D(1).
 - (b) Life cycle housing.
 - [1] A minimum of 25% of the combined total of single-family village homes, narrow lot cottages and attached townhomes shall provide a ground floor master bedroom in the TCM1, TCO districts.
 - [2] A minimum of 10% of the combined total of single-family village homes, narrow lot cottages and attached townhomes shall provide a ground floor master bedroom in the TCM2 district.
 - (c) Live-work units, provided the following conditions apply:
 - [1] Any business operated from a live-work unit must be a principal permitted or conditional use.
 - [2] The parking and loading requirements for the proposed business use shall be consistent with the parking and loading requirements of this chapter. On-street parking may be considered in the provision of an appropriate number of parking spaces, depending on the expected parking demand and frequency of customer visits. In any case, there shall be at least one parking space per live-work unit dedicated solely to the commercial use.
 - [3] Business operations involving client visits shall be limited to the hours between 8:00 a.m. and 9:00 p.m.
 - [4] There shall be an interior connection between the live and work portions of the unit.
 - [5] All signage shall comply with applicable standards contained in the Land Use Ordinance.
 - (d) Home-based professional offices, provided the following conditions apply:
 - [1] The home-based office is located in a single-family or attached town house dwelling unit for professional home office use such as lawyers,

engineers, architects, artists, writers, mental health professional and other similar professions.

[2] Real estate offices, medical, dental, and other personal services such as hair, nail, tattooing, piercing and physical fitness services shall not be permitted as home offices uses.

- (e) Nothing in this section shall be interpreted as allowing for the outdoor storage of business-related equipment, the cleaning and maintenance of equipment or transfer of equipment and freight that may or may not be related to a home office uses. For example, on-site storage of landscape equipment, construction trailers, and dump trucks or any other equipment related to a building trade is prohibited.
- (f) In addition to the family members occupying the dwelling containing the home office, there shall not be more than one outside employee in the home office.
- (g) The employee and clients shall use on-street curbside parking spaces.
- (h) Client visits to home-based offices shall be scheduled so as to not overlap, and there shall be no more than two business-related guests or clients at the home-based office at any one time.
- (i) Permitted signage area is limited to one wall-mounted non-flashing nameplate sign situated within the property lines and limited to one square foot in area.
- (j) The home office shall not exceed 1,000 square feet, or 25% of the total habitable square footage of the dwelling exclusive of any basement, or can be located in an accessory building not to exceed 500 square feet.
- (k) All exterior aspects of the home office operation shall not disrupt the residential integrity of the dwelling unit.
- (l) Studio or guest rooms above a garage, provided the following conditions apply:
 - [1] The studio room or guest room shall be on the second floor of a detached garage.
 - [2] The studio room or guest room shall not have separate kitchen facilities.
 - [3] Any professional or home-based office must meet the conditional use standards for home-based offices contained in § 103-57.

(10) Permitted accessory uses:

- (a) Residential detached garages which shall not be subject to conversion to any other use except as may be specifically permitted in this chapter.
- (b) Sheds shall be permitted in rear and side yards only and shall be limited to 100 square feet and be set back a minimum of three feet from any property line and shall be permitted in the rear yard only.
- (c) All other accessory uses, buildings or structures shall be set back a minimum of three feet from any property line and shall be permitted in the rear yard only.
- (d) All accessory uses shall be architecturally compatible with the principal structure.

B. Area and yard requirements:

- (1) Commercial and mixed-use buildings:
 - (a) Lot area: minimum of 30,000 square feet and maximum of 90,000 square feet.
 - (b) Lot width (at front yard setback line): minimum of 150 feet.
 - (c) Minimum lot depth: 150 feet.
 - (d) Front yard setback: zero feet minimum and 20 feet maximum from property line. When property fronts onto county highways, the front yard shall be measured from the edge of the right-of-way. Sidewalks and planting strips along county highways shall be outside the right-of-way if necessary to accommodate sidewalk design standards. Zero setback is permitted only where the county will allow construction of sidewalks and other streetscape improvements within county right-of-way.
 - (e) Side yard: zero feet when attached and 20 feet when detached from property line. When the property side yard fronts on a county highway, the side yard shall be measured from the edge of the right-of-way. Sidewalks and planting strips along county highways shall be outside the right-of-way if necessary to accommodate sidewalk design standards. Zero setback is permitted only where the county will allow construction of sidewalks and other streetscape improvements within the county right-of-way.
 - (f) Height: two stories or 20 feet minimum and three stories or 35 feet maximum from sidewalk level. Finished first floor should be as close to level with the sidewalk as practicable.
 - (g) Maximum impervious coverage: 70%.
 - (h) Maximum building length: 250 feet.
 - (i) Parking:
 - [1] As provided in § 103-90.5.C.(13)(a).
 - [2] On-street parking can be used to meet the total parking requirement counting only those spaces directly in the front or side of the mixed-use building(s).
 - [3] Parking lots shall be placed in the rear of the building(s). Rear parking lots must be screened with a fence or vegetative hedge (minimum of 3 1/2 feet high) which is at least 75% visually impervious at the time of planting. The internal surface of the parking lot must have one tree for every 10 parking spaces.
 - (j) Street trees shall be planted at thirty-foot intervals in a grass planting strip that is a minimum of five feet wide between the edge of the road and sidewalk. In retail areas where a planting strip may not be suitable, trees shall be planted in grates, pavement openings or planter structures of sufficient size to accommodate the species utilized.
 - (k) Streetlighting. Lighting shall be uniform throughout the community, pedestrian scaled and located in the planting strip or near the edge of the road. The fixtures shall not exceed 12 feet in height and shall be provided on both sides of the street intersections. The minimum spacing shall be 80 feet on center.

- (l) Sidewalks fronting commercial property shall be a minimum of 10 feet and a maximum of 16 feet in width.
 - (m) Garage: If provided, subject to the requirements of § 103-90.5.C.(13)(a).
- (2) Single-family village homes:
- (a) Lot area: minimum of 6,000 square feet and maximum of 15,000 square feet.
 - (b) Lot width: 60 feet minimum.
 - (c) Lot depth: 100 feet minimum.
 - (d) Front yard setback: 15 feet minimum and 25 feet maximum from property line. When property fronts on county highways where future road widening may be required, the front yard shall be measured from the edge of the future right-of-way. Sidewalks and planting strips along county highways shall be outside the right-of-way if necessary to accommodate sidewalk design standards.
 - (e) Side yard: five feet minimum, 12 feet combined. A minimum of 12 feet shall be provided between dwellings.
 - (f) Rear yard: 35 feet minimum.
 - (g) Height: 2 1/2 stories or 35 feet.
 - (h) Maximum building coverage: 45%.
 - (i) Minimum non impervious area: 30%.
- (3) Narrow lot cottages:
- (a) Lot area: minimum of 4,500 square feet.
 - (b) Lot width: 45 feet minimum.
 - (c) Lot depth: 100 feet minimum.
 - (d) Front yard setback: 15 feet minimum and 25 feet maximum from property line. When property fronts on county highways where future road widening may be required, the front yard shall be measured from the edge of the future right-of-way. Sidewalks and planting strips along county highways shall be outside the right-of-way if necessary to accommodate sidewalk design standards.
 - (e) Side yard setback: five feet minimum, 12 feet combined. A minimum of 12 feet shall be provided between dwellings.
 - (f) Rear yard: 35 feet minimum.
 - (g) Height: 2 1/2 stories or 35 feet.
 - (h) Maximum building coverage: 45%.
 - (i) Minimum non impervious area: 30%.
 - (j) Garage: If provided, subject to the requirements of § 103-90.5.C.(13)(i).
- (4) Attached townhome units:
- (a) Lot area: minimum of 2,000 square feet per dwelling unit.
 - (b) Lot width: at front yard setback, a minimum of 20 feet per dwelling unit.
 - (c) Lot depth: 100 feet minimum.
 - (d) Front yard: five feet minimum and 15 feet maximum from property line. When property fronts on county highways where future road widening may be required, the front yard shall be measured from the edge of the future right-of-

way. Sidewalks and planting strips along county highways shall be outside the right-of-way if necessary to accommodate sidewalk design standards.

- (e) Side yard: at end of each row a minimum of five feet and maximum of 12 feet.
 - (f) Rear yard: 35 feet minimum.
 - (g) Height: 2 1/2 stories or 35 feet.
 - (h) Maximum building size: four dwelling units in a row and 150 feet in length.
 - (i) Maximum impervious coverage: 70%.
 - (j) Garage. If provided, to be in rear yard and accessed through an alley; subject to the requirements of § 103-90.5.C(13)(i).
- (5) Multifamily dwelling units:
- (a) Minimum lot area: 30,000 square feet.
 - (b) Lot width: minimum of 100 feet.
 - (c) Lot depth: minimum of 150 feet.
 - (d) Front yard: minimum of 10 feet.
 - (e) Side yard: minimum of 10 feet; 20 feet between buildings.
 - (f) Rear yard: minimum of 50 feet.
 - (g) Building height:
 - [1] three stories, not to exceed 45 feet in the TCM1, TCO districts.
 - [2] three stories, not to exceed 49 feet in the TCM2 district.
 - (h) Maximum impervious coverage: 60%.
 - (i) Rear yard parking and alley access are required.
- (6) Live work/flex units:
- (a) Lot area: minimum of 3,500 square feet and a maximum of 7,500 square feet.
 - (b) Lot width: minimum of 35 feet.
 - (c) Lot depth: minimum of 100 feet.
 - (d) Front yard: minimum of 15 feet and a maximum of 25 feet.
 - (e) Side yard: five feet minimum, 12 feet combined. A minimum of 12 feet shall be provided between dwellings.
 - (f) Rear yard: minimum of 35 feet.
 - (g) Height: 2 1/2 stories or 35 feet.
 - (h) Maximum impervious coverage: 60%.
- (7) Permitted encroachments:
- (a) Architectural features such as porches, platforms, steps or landing places which do not extend above the first floor level and which have no wall more than 30 inches in height may project into a required front or rear yard setback a distance of no more than four feet.
 - (b) Architectural features such as chimneys, bay windows, cornices and eaves may project no more than three feet into a required front, side or rear yard setback.

C. Design standards for all Zones in the Town Center District:

- (1) A mix of dwelling unit types shall be distributed throughout the Town Center Districts.
- (2) The developer shall provide a building option for a senior cottage, defined as a dwelling unit with a master bedroom on the ground floor and other amenities and efficiencies designed to appeal to people in the 55 and older age bracket.
- (3) Building variation. Building designs shall vary in terms of footprint, architectural elevations, window placement, type of roof, height, front entrance, and porch locations. Colors, materials, and architectural details should establish a harmonious and unified theme.
- (4) The street pattern shall be generally consistent with the Eastampton Township Town Center Design Plan, prepared by A. Nelessen Associates, 2004, as it relates to the location of residential lanes and alleys and the interconnections between adjacent parcels in the Village Center as shown on Schedule C (Editor's Note: Schedule C is on file in the Township offices.) of this chapter.
- (5) Buildings and front facades shall be oriented to the street.
- (6) Fences, decorative walls and hedges:
 - (a) Walls and fences shall be architecturally compatible with the style, materials and colors of the principle building on the same lot. Front yards may have the following treatments: brick walls with a stone or cast stone cap, or synthetic picket fences, and decorative metal or cast iron fences.
 - (b) Front yard fences shall be set back a minimum of three feet from the paved sidewalk and shall be located on private property.
 - (c) Front yard fences, hedges and walls shall be limited to a maximum of 3 1/2 feet in height above ground level and be a minimum of 60% solid.
 - (d) Fences shall not conflict with the site distance requirements. Where driveways and private parking is off of an arterial or collector street, as defined in § 88-4 of the Eastampton Municipal Code, a zoning permit for a fence shall be reviewed by the Township Engineer to certify compliance with all site distance requirements.
 - (e) Side and rear yard fences shall not exceed six feet above ground level.
 - (f) Hedges may be used instead of fences.
 - (g) Highway-style guardrail, stockade or contemporary security fencing such as chain link, barbed or razor wire are prohibited.
 - (h) Side and rear yards may be defined by a masonry wall, wooden or synthetic fence, trellis or lattice, vegetative hedge, garage and/or out building walls, or some combination thereof. The height of such yard or patio enclosure shall not exceed six feet above ground level and shall be suitable to provide privacy and screen views of neighboring uses, trash receptacles/containers or recycling bins.
 - (i) On corner lots, such fences shall not be closer to the street side property line than the building setback line.
 - (j) Gates in fences shall be built of the fence material.
 - (k) Walls shall be built of brick to match the principal building.
 - (l) Gates in walls may be of steel or wrought iron.
- (7) Decks, patios and terraces:

- (a) Decks, patios and terraces shall complement the architectural style and design of the dwelling units and the overall project design.
 - (b) Decks shall be constructed no higher than 36 inches from the rear yard grade immediately adjacent to the side and rear wall of the home.
 - (c) Decks shall not be constructed closer than 10 feet to the side and rear property lines for single family and three feet for townhomes.
 - (d) Patios constructed at grade shall not be constructed closer than five feet from the side or rear property line.
- (8) Pools and spas:
- (a) All swimming pools shall be in-ground type, with a maximum of 21 inches above adjacent grade.
 - (b) Pools or spas shall not be constructed closer than 10 feet from the side and rear property lines for single-family homes and five feet for townhomes.
 - (c) All swimming pools shall be fenced in accordance with applicable Township zoning regulations.
- (9) Gazebo, arbor, trellis or pergolas:
- (a) Gazebos or other similar freestanding accessory structures are permitted in the rear yard only. Maximum height shall not exceed 12 feet above adjacent grade, excluding rooftop ornaments; it shall be constructed of wood and shall have a maximum size of 150 square feet.
 - (b) Trellises, arbors and gate arbors are permitted in the side and rear yards.
 - (c) Trellises, arbors and gate arbors shall be proportionately sized for the overall area of the yard and shall not exceed eight feet in height, five feet in width and three feet in depth. They shall be constructed of wood and compliment the architectural style, type and design of the fence or dwelling.
- (10) Accessory porches:
- (a) Any porch built by the property owner and not provided by the builder at the time of initial construction shall be considered an accessory porch.
 - (b) Accessory porches shall complement the architectural style and design of the dwelling units and the overall project design.
 - (c) Front accessory porches shall have a minimum depth of six feet and shall be subject to Township ordinance requirements.
- (11) Residential interior lots. Adjacent residential lots may be divided by a six-foot high fence along side property lines. Portions of fencing above five feet in height must be made of a trellis or other semitransparent top piece.
- (12) Residential corner lot. Side streets should be treated the same as front streets. The front porch encroachment may wrap around the corner on a corner lot house. Subject to the specific architecture of the unit, rear yard fencing may extend along the side street and may be between five feet and six feet high only from the rear property line to a point that is either half of the depth of the unit or the location of the side entry provided it does not interfere with the sight triangle.

(13) Off-street and on-street parking. The overall intent for the provision of parking in the Town Center Districts is to balance the use mix with available parking opportunities both on and off street.

(a) Off-street parking shall be provided according to minimum requirements as specified below:

Use	Required Off-Street Parking
Village single family	See Residential Site Improvement Standards
Narrow single family	See Residential Site Improvement Standards
Townhouse	See Residential Site Improvement Standards
Apartment dwelling	See Residential Site Improvement Standards
Accessory dwellings	1 space per unit
Retail	Minimum 1 space per 300 square feet ¹
Office uses	Minimum 1 space per 300 square feet ¹
Institutional/churches	Minimum 1 space per 3 seats

¹ The minimum requirement of 1 space per 300 square feet is permitted if shared parking is proposed as specified in (g) below. If shared parking is not proposed, the parking shall be as required in Ordinance section 103-50.

- (b) Parking is prohibited within the front setback between the front of the building and the front property line.
- (c) Parking lots and/or associated driveways may abut and overlap property lines that abut other nonresidential Town Center District uses, predicated upon establishing an appropriate access easement that clearly defines all associated maintenance responsibilities.
- (d) Parking spaces and/or associated driveways shall be located a minimum of 10 feet from any side or rear property line which abuts a Town Center Residential Use.
- (e) Off-street parking for commercial uses shall be sufficient to provide parking for the employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Off-street parking lots shall be prohibited in any front yard setback area, shall be located at the rear of buildings on the interior of lots whenever possible, and shall be accessed by means of common driveways. Cross-access easements for adjacent lots with interconnected parking lots shall be required, in language acceptable to the Township Council and Planning Board Attorney.
- (f) In addition to the off-street parking requirements specified above, on-street parking shall be provided to serve customers of commercial uses. Where permitted, commercial on-street parking shall be provided as curbside, parallel, or angle parking located along both sides of the streets on all blocks upon which commercial uses front.
- (g) Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed-use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial and residential buildings, the Land Use Planning Board may, in its discretion,

permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitations to be placed on the use of any parking spaces, the Land Use Planning Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.

(h) Parking lot landscaping, buffering and screening:

- [1] Lots for apartment and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Land Use Planning Board.
- [2] Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct views of parked vehicles from streets and sidewalks, avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties, in particular residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to the public view shall be surrounded by a minimum of a three-foot high, year-round visually impervious screen, hedge, or wall. However, where these buffers are used to screen driveways or approach sidewalks or walkways, the walls will be located in a manner to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.
- [3] The interior of all parking lots shall be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the perimeter of the parking lot. Refer to Ordinance Section 103-46 for additional landscaping requirements.
- [4] Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Land Use Planning Board.

(i) Residential garage and parking design standards:

- [1] With the exception of lots that do not back up to alleys or lanes, driveways and driveway access shall be prohibited in any front yard area.
- [2] Driveways that are accessed through the front yard area shall be no wider than 10 feet, and parking for all dwelling units shall be prohibited within the front yard setback.
- [3] Parking for all dwelling units shall be prohibited in front yard setback areas with the exception of lots that do not back up to alleys or lanes.

Driveways and driveway access shall be permitted in the front yard area, provided that the garage is recessed at least 10 feet from the main portion of the dwelling unit. Driveways shall be set back a minimum of three feet from the side of dwelling units. The location of a garage shall be set back a minimum of three feet from side and five feet from rear property line.

- [4] Garages, driveways and parking areas shall have a minimum setback of three feet from any side property line.
- [5] Driveways shall be set back a minimum of three feet from any side property line, unless such driveway is shared by dwellings on two adjacent lots, in which case the driveway may be located with the driveway center line on the common side lot line. Parking for townhouses shall be provided as driveways or garages with access from a rear lane.
- [6] Garages shall only be located to the rear of the principal building, with the exception of where access to a rear alley is not provided.
- [7] The garage setback from the right-of-way of the rear lane shall be governed by the following. No parking is permitted within the driveway accessing the garage, in which case the garage shall be set back no less than 10 feet, with a six-inch tolerance, from the right-of-way of the rear lane, or parking may occur within the driveway leading to the garage, in which case said garage shall be set back no less than 20 feet from the right-of-way of the rear lane. No vehicle parked in a driveway or parking area shall encroach into the public right-of-way.
- [8] Two adjacent lots may share a driveway along their common property line subject to a cross-access easement.
- [9] Residential lots may require on-site parking spaces adjacent to the garage in order to meet the minimum off-street parking requirements if sufficient spaces are not provided within the garage and the driveway to the garage.
- [10] The maximum width of a driveway throat shall not exceed 24 feet. There shall be no more than one driveway apron per lot.
- [11] Garages on single-family or duplex corner lots are permitted direct access to the side street, provided the entrance of said garage has a setback 10 feet further than the side wall of the dwelling unit.
- [12] Required residential off-street parking spaces shall abut the side of the on-site garage and have a depth between 25 and 26 feet from the alley right-of-way and a minimum designated parking width of eight feet contained on said lot. A clear width of 11 feet free of fence, shrub, etc., shall be provided for parking spaces to accommodate vehicle access. On lots that cannot accommodate the full eleven-foot designated parking area width, an access easement on the adjacent lot shall be required to accommodate door openings only. When necessary, due to abutting garages and/or minimal lot widths, driveways and parking areas may abut the adjacent lot's property line.

- [13] Driveways may be constructed of brick pavers, two-foot-wide concrete wheel tracks, or stone pavers.
- [14] All townhouse driveways and parking spaces shall only be accessed from the rear lane, with the exception of end unit townhomes.
- [15] Required parking for multifamily buildings may be located in common parking lots located on a lot other than that containing the apartment building entrances. Parking shall be located within 300 feet of the urban apartment building entrance in order to minimize parking off site.
- [16] For attached garages which are accessed from an alley, not from the front of the house, the minimum setback for the garage shall be three feet from the side yard and five feet from the rear yard.

C. Commercial Design Standards for all Zones in the Town Center District:

- (1) Pedestrian connections shall be provided to abutting open space areas and abutting Town Center commercial sites.
- (2) Restaurants and cafes shall be permitted to operate outdoor dining areas on sidewalks, including areas within the public right-of-way and in courtyards provided pedestrian circulation and access to store entrances shall not be impaired and the following standards and guidelines are met:
 - (a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and to the entrance of the establishment shall be maintained free of tables and other encumbrances.
 - (b) Planters, posts with ropes, wrought iron railings, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the cafe.
 - (c) Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
 - (d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
 - (e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
 - (f) Operators or owners of establishments will be responsible for trash pick-up and maintain a litter-free and well-kept appearance within and immediately adjacent to the area of their activities.
- (3) Drive-through banking facilities shall be located and screened with planting and/or architectural walls to minimize their visibility, and may be located under upper story cantilevered floors. In all cases, drive-through facilities must be located in the rear of the building.
- (4) Required loading and service areas. When required, loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations. Screening and landscaping shall be provided to minimize direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also be provided to minimize spill-over glare, noise, or exhaust fumes. Screening

and buffering shall be achieved through walls, fences, and landscaping. Screening shall be a minimum of five feet tall, shall be visually impervious and keep receptacles completely out of view. Recesses in the building, or depressed access ramps, may be used.

ATTEST:

Kim-Marie White
KIM-MARIE WHITE
Municipal Clerk

Louise Campbell
LOUISE CAMPBELL
Mayor

Introduced: February 14, 2011
Adopted: February 28, 2011
Effective Date: March 24, 2011